

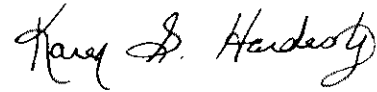
Karen S. Hardesty
Carteret County, NC
August 2, 2021 11:48:47 AM

DEED # Pages: 3

Fee: \$26.00

NC Revenue Stamp: \$1,194.00

FILE # 1732457



Prepared by: Debra Whaley, Attorney at Law 301 Commerce Avenue, Ste. 102, Morehead City, NC 28557
Return to: Debra Whaley, Attorney at Law

Parcel #: 6365.19.52.2402000

Stamps: ~~\$424.00~~ 1,194.00

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed made this the 27 day of July, 2021, by and between:

John Ronald Brodman and wife, Sylvia Ann Brodman
PO Box 2645, Atlantic Beach, NC 28512
(hereinafter referred to as Grantor);

and

Kimberly F. Cathers, Trustee
of Kimberly F. Cathers Revocable Trust dated March 30, 2015
101 Cub Run, Hendersonville, NC 28739
(hereinafter referred to as Grantee).

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

WITNESSETH:

That Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Carteret County, North Carolina, and more particularly described as:

(SEE ATTACHED "EXHIBIT A")

BEING the same property previously conveyed in Deeds recorded in Book 1657, Page 122

This conveyance ___ is or ___ is not the primary residence of the Grantors.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated: 2021 ad valorem taxes: utility easements and unviolated restrictions.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in their names, the day and year first above written.

John Ronald Brodman (SEAL)
John Ronald Brodman

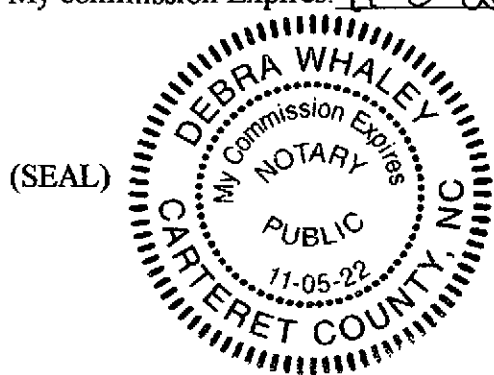
Sylvia Ann Brodman (SEAL)
Sylvia Ann Brodman

STATE OF NC
COUNTY OF Carteret

I, Debra Whaley, a Notary Public of the aforesaid County and State do hereby certify that John Ronald Brodman and Sylvia Ann Brodman personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and seal this 22 day of July, 2021.

My commission Expires: 11-5-2022



Notary Public
Print Name: Debra Whaley

EXHIBIT A

Being all of Lot 102, Seabrook Townhomes, as shown on that plat prepared by Stroud Engineering, P.A., dated November 6, 2012, and recorded in Map Book 32, Page 287, Carteret County Registry.